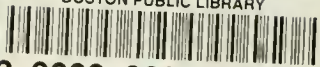


BOSTON PUBLIC LIBRARY

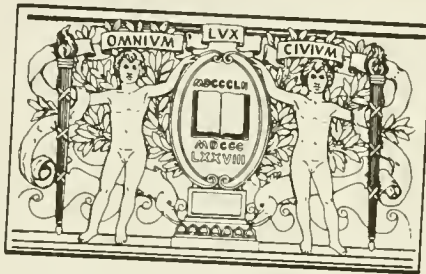


3 9999 06316 700 9

WATERBURY

BRA

2494



BOSTON  
PUBLIC  
LIBRARY





BPA

2494

STATISTICS

Wash Park

JAN 8 1973

16 over

## 1. Introduction

Washington Park-Model Cities (WP-MC), which includes Campus High (CH), is in many ways an artificial neighborhood whose strongest bond is the history of government programs. These programs include clearance for the campus high school, clearance for the Southwest S-Way and Inner Belt, urban renewal, Model Cities, and a good bit of subsidized housing (public housing and later programs). Most of the area is black and much of it has become so only in the last 10 years. Housing and population losses throughout the district have been severe, even in tracts not impacted by massive clearance.

The Model Cities area circles WP like a donut, CH forming the northwest piece of the donut. The western and northern boundaries are the cleared strips of the Southwest X-Way and Inner Belt respectively. Adjacent to these roads, particularly in CH and near the junction with the Southeast X-Way, little housing remains. To the south is the huge Franklin Park. To the east is Dorchester; indeed eastern Model Cities was sliced from what many consider Dorchester and includes the bulk of the recent rapid expansion of the black community.

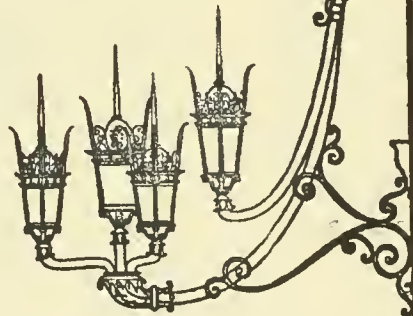
The confused impact of all these programs, ~~together with~~ the heavy increase in the black population, ~~together with~~ the arbitrariness of some boundaries make caution worthwhile in analyzing census data. Many tracts and even black groups overlap into Jamaica Plain, the South End, or Dorchester, and many overlap internally between CH, WP, and MC. Percentages derived from block counts give a good idea of total population and housing for a portion of the tract but allow considerable error in other data. In tracts 805 and 808, for instance, big housing projects dominate but are wholly outside Campus High; nevertheless, the pieces of the tracts in the district reflect the social characteristics.

the largest of the 3 districts and CH the smallest, by area, n, and housing.

Washington  
Park  
B65R  
1973

Property of  
BOSTON REDEVELOPMENT AUTHORITY  
BOSTON PUBLIC LIB.

**BOSTON  
PUBLIC  
LIBRARY**



1878  
1879  
1880  
1881  
1882  
1883  
1884  
1885  
1886  
1887  
1888  
1889  
1890  
1891  
1892  
1893  
1894  
1895  
1896  
1897  
1898  
1899  
1900  
1901  
1902  
1903  
1904  
1905  
1906  
1907  
1908  
1909  
1910  
1911  
1912  
1913  
1914  
1915  
1916  
1917  
1918  
1919  
1920  
1921  
1922  
1923  
1924  
1925  
1926  
1927  
1928  
1929  
1930  
1931  
1932  
1933  
1934  
1935  
1936  
1937  
1938  
1939  
1940  
1941  
1942  
1943  
1944  
1945  
1946  
1947  
1948  
1949  
1950  
1951  
1952  
1953  
1954  
1955  
1956  
1957  
1958  
1959  
1960  
1961  
1962  
1963  
1964  
1965  
1966  
1967  
1968  
1969  
1970  
1971  
1972  
1973  
1974  
1975  
1976  
1977  
1978  
1979  
1980  
1981  
1982  
1983  
1984  
1985  
1986  
1987  
1988  
1989  
1990  
1991  
1992  
1993  
1994  
1995  
1996  
1997  
1998  
1999  
2000  
2001  
2002  
2003  
2004  
2005  
2006  
2007  
2008  
2009  
2010  
2011  
2012  
2013  
2014  
2015  
2016  
2017  
2018  
2019  
2020  
2021  
2022  
2023  
2024  
2025  
2026  
2027  
2028  
2029  
2030  
2031  
2032  
2033  
2034  
2035  
2036  
2037  
2038  
2039  
2040  
2041  
2042  
2043  
2044  
2045  
2046  
2047  
2048  
2049  
2050  
2051  
2052  
2053  
2054  
2055  
2056  
2057  
2058  
2059  
2060  
2061  
2062  
2063  
2064  
2065  
2066  
2067  
2068  
2069  
2070  
2071  
2072  
2073  
2074  
2075  
2076  
2077  
2078  
2079  
2080  
2081  
2082  
2083  
2084  
2085  
2086  
2087  
2088  
2089  
2090  
2091  
2092  
2093  
2094  
2095  
2096  
2097  
2098  
2099  
2100  
2101  
2102  
2103  
2104  
2105  
2106  
2107  
2108  
2109  
2110  
2111  
2112  
2113  
2114  
2115  
2116  
2117  
2118  
2119  
2120  
2121  
2122  
2123  
2124  
2125  
2126  
2127  
2128  
2129  
2130  
2131  
2132  
2133  
2134  
2135  
2136  
2137  
2138  
2139  
2140  
2141  
2142  
2143  
2144  
2145  
2146  
2147  
2148  
2149  
2150  
2151  
2152  
2153  
2154  
2155  
2156  
2157  
2158  
2159  
2160  
2161  
2162  
2163  
2164  
2165  
2166  
2167  
2168  
2169  
2170  
2171  
2172  
2173  
2174  
2175  
2176  
2177  
2178  
2179  
2180  
2181  
2182  
2183  
2184  
2185  
2186  
2187  
2188  
2189  
2190  
2191  
2192  
2193  
2194  
2195  
2196  
2197  
2198  
2199  
2200  
2201  
2202  
2203  
2204  
2205  
2206  
2207  
2208  
2209  
2210  
2211  
2212  
2213  
2214  
2215  
2216  
2217  
2218  
2219  
2220  
2221  
2222  
2223  
2224  
2225  
2226  
2227  
2228  
2229  
2230  
2231  
2232  
2233  
2234  
2235  
2236  
2237  
2238  
2239  
2240  
2241  
2242  
2243  
2244  
2245  
2246  
2247  
2248  
2249  
2250  
2251  
2252  
2253  
2254  
2255  
2256  
2257  
2258  
2259  
2260  
2261  
2262  
2263  
2264  
2265  
2266  
2267  
2268  
2269  
2270  
2271  
2272  
2273  
2274  
2275  
2276  
2277  
2278  
2279  
2280  
2281  
2282  
2283  
2284  
2285  
2286  
2287  
2288  
2289  
2290  
2291  
2292  
2293  
2294  
2295  
2296  
2297  
2298  
2299  
2300  
2301  
2302  
2303  
2304  
2305  
2306  
2307  
2308  
2309  
2310  
2311  
2312  
2313  
2314  
2315  
2316  
2317  
2318  
2319  
2320  
2321  
2322  
2323  
2324  
2325  
2326  
2327  
2328  
2329  
2330  
2331  
2332  
2333  
2334  
2335  
2336  
2337  
2338  
2339  
2340  
2341  
2342  
2343  
2344  
2345  
2346  
2347  
2348  
2349  
2350  
2351  
2352  
2353  
2354  
2355  
2356  
2357  
2358  
2359  
2360  
2361  
2362  
2363  
2364  
2365  
2366  
2367  
2368  
2369  
2370  
2371  
2372  
2373  
2374  
2375  
2376  
2377  
2378  
2379  
2380  
2381  
2382  
2383  
2384  
2385  
2386  
2387  
2388  
2389  
2390  
2391  
2392  
2393  
2394  
2395  
2396  
2397  
2398  
2399  
2400  
2401  
2402  
2403  
2404  
2405  
2406  
2407  
2408  
2409  
2410  
2411  
2412  
2413  
2414  
2415  
2416  
2417  
2418  
2419  
2420  
2421  
2422  
2423  
2424  
2425  
2426  
2427  
2428  
2429  
2430  
2431  
2432  
2433  
2434  
2435  
2436  
2437  
2438  
2439  
2440  
2441  
2442  
2443  
2444  
2445  
2446  
2447  
2448  
2449  
2450  
2451  
2452  
2453  
2454  
2455  
2456  
2457  
2458  
2459  
2460  
2461  
2462  
2463  
2464  
2465  
2466  
2467  
2468  
2469  
2470  
2471  
2472  
2473  
2474  
2475  
2476  
2477  
2478  
2479  
2480  
2481  
2482  
2483  
2484  
2485  
2486  
2487  
2488  
2489  
2490  
2491  
2492  
2493  
2494  
2495  
2496  
2497  
2498  
2499  
2500  
2501  
2502  
2503  
2504  
2505  
2506  
2507  
2508  
2509  
2510  
2511  
2512  
2513  
2514  
2515  
2516  
2517  
2518  
2519  
2520  
2521  
2522  
2523  
2524  
2525  
2526  
2527  
2528  
2529  
2530  
2531  
2532  
2533  
2534  
2535  
2536  
2537  
2538  
2539  
2540  
2541  
2542  
2543  
2544  
2545  
2546  
2547  
2548  
2549  
2550  
2551  
2552  
2553  
2554  
2555  
2556  
2557  
2558  
2559  
2560  
2561  
2562  
2563  
2564  
2565  
2566  
2567  
2568  
2569  
2570  
2571  
2572  
2573  
2574  
2575  
2576  
2577  
2578  
2579  
2580  
2581  
2582  
2583  
2584  
2585  
2586  
2587  
2588  
2589  
2590  
2591  
2592  
2593  
2594  
2595  
2596  
2597  
2598  
2599  
2600  
2601  
2602  
2603  
2604  
2605  
2606  
2607  
2608  
2609  
2610  
2611  
2612  
2613  
2614  
2615  
2616  
2617  
2618  
2619  
2620  
2621  
2622  
2623  
2624  
2625  
2626  
2627  
2628  
2629  
2630  
2631  
2632  
2633  
2634  
2635  
2636  
2637  
2638  
2639  
2640  
2641  
2642  
2643  
2644  
2645  
2646  
2647  
2648  
2649  
2650  
2651  
2652  
2653  
2654  
2655  
2656  
2657  
2658  
2659  
2660  
2661  
2662  
2663  
2664  
2665  
2666  
2667  
2668  
2669  
2670  
2671  
2672  
2673  
2674  
2675  
2676  
2677  
2678  
2679  
2680  
2681  
2682  
2683  
2684  
2685  
2686  
2687  
2688  
2689  
2690  
2691  
2692  
2693  
2694  
2695  
2696  
2697  
2698  
2699  
2700  
2701  
2702  
2703  
2704  
2705  
2706  
2707  
2708  
2709  
2710  
2711  
2712  
2713  
2714  
2715  
2716  
2717  
2718  
2719  
2720  
2721  
2722  
2723  
2724  
2725  
2726  
2727  
2728  
2729  
2730  
2731  
2732  
2733  
2734  
2735  
2736  
2737  
2738  
2739  
2740  
2741  
2742  
2743  
2744  
2745  
2746  
2747  
2748  
2749  
2750  
2751  
2752  
2753  
2754  
2755  
2756  
2757  
2758  
2759  
2760  
2761  
2762  
2763  
2764  
2765  
2766  
2767  
2768  
2769  
2770  
2771  
2772  
2773  
2774  
2775  
2776  
2777  
2778  
2779  
2780  
2781  
2782  
2783  
2784  
2785  
2786  
2787  
2788  
2789  
2790  
2791  
2792  
2793  
2794  
2795  
2796  
2797  
2798  
2799  
2800  
2801  
2802  
2803  
2804  
2805  
2806  
2807  
2808  
2809  
2810  
2811  
2812  
2813  
2814  
2815  
2816  
2817  
2818  
2819  
2820  
2821  
2822  
2823  
2824  
2825  
2826  
2827  
2828  
2829  
2830  
2831  
2832  
2833  
2834  
2835  
2836  
2837  
2838  
2839  
2840  
2841  
2842  
2843  
2844  
2845  
2846  
2847  
2848  
2849  
2850  
2851  
2852  
2853  
2854  
2855  
2856  
2857  
2858  
2859  
2860  
2861  
2862  
2863  
2864  
2865  
2866  
2867  
2868  
2869  
2870  
2871  
2872  
2873  
2874  
2875  
2876  
2877  
2878  
2879  
2880  
2881  
2882  
2883  
2884  
2885  
2886  
2887  
2888  
2889  
2890  
2891  
2892  
2893  
2894  
2895  
2896  
2897  
2898  
2899  
2900  
2901  
2902  
2903  
2904  
2905  
2906  
2907  
2908  
2909  
2910  
2911  
2912  
2913  
2914  
2915  
2916  
2917  
2918  
2919  
2920  
2921  
2922  
2923  
2924  
2925  
2926  
2927  
2928  
2929  
2930  
2931  
2932  
2933  
2934  
2935  
2936  
2937  
2938  
2939  
2940  
2941  
2942  
2943  
2944  
2945  
2946  
2947  
2948  
2949  
2950  
2951  
2952  
2953  
2954  
2955  
2956  
2957  
2958  
2959  
2960  
2961  
2962  
2963  
2964  
2965  
2966  
2967  
2968  
2969  
2970  
2971  
2972  
2973  
2974  
2975  
2976  
2977  
2978  
2979  
2980  
2981  
2982  
2983  
2984  
2985  
2986  
2987  
2988  
2989  
2990  
2991  
2992  
2993  
2994  
2995  
2996  
2997  
2998  
2999  
3000  
3001  
3002  
3003  
3004  
3005  
3006  
3007  
3008  
3009  
3010  
3011  
3012  
3013  
3014  
3015  
3016  
3017  
3018  
3019  
3020  
3021  
3022  
3023  
3024  
3025  
3026  
3027  
3028  
3029  
3030  
3031  
3032  
3033  
3034  
3035  
3036  
3037  
3038  
3039  
3040  
3041  
3042  
3043  
3044  
3045  
3046  
3047  
3048  
3049  
3050  
3051  
3052  
3053  
3054  
3055  
3056  
3057  
3058  
3059  
3060  
3061  
3062  
3063  
3064  
3065  
3066  
3067  
3068  
3069  
3070  
3071  
3072  
3073  
3074  
3075  
3076  
3077  
3078  
3079  
3080  
3081  
3082  
3083  
3084  
3085  
3086  
3087  
3088  
3089  
3090  
3091  
3092  
3093  
3094  
3095  
3096  
3097  
3098  
3099  
3100  
3101  
3102  
3103  
3104  
3105  
3106  
3107  
3108  
3109  
3110  
3111  
3112  
3113  
3114  
3115  
3116  
3117  
3118  
3119  
3120  
3121  
3122  
3123  
3124  
3125  
3126  
3127  
3128  
3129  
3130  
3131  
3132  
3133  
3134  
3135  
3136  
3137  
3138  
3139  
3140  
3141  
3142  
3143  
3144  
3145  
3146  
3147  
3148  
3149  
3150  
3151  
3152  
3153  
3154  
3155  
3156  
3157  
3158  
3159  
3160  
3161  
3162  
3163  
3164  
3165  
3166  
3167  
3168  
3169  
3170  
3171  
3172  
3173  
3174  
3175  
3176  
3177  
3178  
3179  
3180  
3181  
3182  
3183  
3184  
3185  
3186  
3187  
3188  
3189  
3190  
3191  
3192  
3193  
3194  
3195  
3196  
3197  
3198  
3199  
3200  
3201  
3202  
3203  
3204  
3205  
3206  
3207  
3208  
3209  
3210  
3211  
3212  
3213  
3214  
3215  
3216  
3217  
3218  
3219  
3220  
3221  
3222  
3223  
3224  
3225  
3226  
3227  
3228  
3229  
3230  
3231  
3232  
3233  
3234  
3235  
3236  
3237  
3238  
3239  
3240  
3241  
3242  
3243  
3244  
3245  
3246  
3247  
3248  
3249  
3250  
3251  
3252  
3253  
3254  
3255  
3256  
3257  
3258  
3259  
3260  
3261  
3262  
3263  
3264  
3265  
3266  
3267  
3268  
3269  
3270  
3271  
3272  
3273  
3274  
3275  
3276  
3277  
3278  
3279  
3280  
3281  
3282  
3283  
3284  
3285  
3286  
3287  
3288  
3289  
3290  
3291  
3292  
3293  
3294  
3295  
3296  
3297  
3298  
3299  
3300  
3301  
3302  
3303  
3304  
3305  
3306  
3307  
3308  
3309  
3310  
3311  
3312  
3313  
3314  
3315  
3316  
3317  
3318  
3319  
3320  
3321  
3322  
3323  
3324  
3325  
3326  
3327  
3328  
3329  
3330  
3331  
3332  
3333  
3334  
3335  
3336  
3337  
3338  
3339  
3340  
3341  
3342  
3343  
3344  
3345  
3346  
3347  
3348  
3349  
3350  
3351  
3352  
3353  
3354  
3355  
3356  
3357  
3358  
3359  
3360  
3361  
3362  
3363  
3364  
3365  
3366  
3367  
3368  
3369  
3370  
3371  
3372  
3373  
3374  
3375  
3376  
3377  
3378  
3379  
3380  
3381  
3382  
3383  
3384  
3385  
3386  
3387  
3388  
3389  
3390  
3391  
3392  
3393  
3394  
3395  
3396  
3397  
3398  
3399  
3400  
3401  
3402  
3403  
3404  
3405  
3406  
3407  
3408  
3409  
3410  
3411  
3412  
3413  
3414  
3415  
3416  
3417  
3418  
3419  
3420  
3421  
3422  
3423  
3424  
3425  
3426  
3427  
3428  
3429  
3430  
3431  
3432  
3433  
3434  
3435  
3436  
3437  
3438  
3439  
3440  
3441  
3442  
3443  
3444  
3445  
3446  
3447  
3448  
3449  
3450  
3451  
3452  
3453  
3454  
3455  
3456  
3457  
3458  
3459  
3460  
3461  
3462  
3463  
3464  
3465  
3466  
3467  
3468  
3469  
3470  
3471  
3472  
3473  
3474  
3475  
3476  
3477  
3478  
3479  
3480  
3481  
3482  
3483  
3484  
3485  
3486  
3487  
3488  
3489  
3490  
3491  
3492  
3493  
3494  
3495  
3496  
3497  
3498  
3499  
3500  
3501  
3502  
3503  
3504  
3505  
3506  
3507  
3508  
3509  
3510  
3511  
3512  
3513  
3514  
3515  
3516  
3517  
3518  
3519  
3520  
3521  
3522  
3523  
3524  
3525  
3526  
3527  
3528  
3529  
3530  
3531  
3532  
3533  
3534  
3535  
3536  
3537  
3538  
3539  
3540  
3541  
3542  
3543  
3544  
3545  
3546  
3547  
3548  
3549  
3550  
3551  
3552  
3553  
3554  
3555  
3556  
3557  
3558  
3559  
3560  
3561  
3562  
3563  
3564  
3565  
3566  
3567  
3568  
3569  
3570  
3571  
3572  
3573  
3574  
3575  
3576  
3577  
3578  
3579  
3580  
3581  
3582  
3583  
3584  
3585  
3586  
3587  
3588  
3589  
3590  
3591  
3592  
3593  
3594  
3595  
3596  
3597  
3598  
3599  
3600  
3601  
3602  
3603  
3604  
3605  
3606  
3607  
3608  
3609  
3610  
3611  
3612  
3613  
3614  
3615  
3616  
3617  
3618  
3619  
3620  
3621  
3622  
3623  
3624  
3625  
3626  
3627  
3628  
3629  
3630  
3631  
3632  
3633  
3634  
3635  
3636  
3637  
3638  
3639  
3640  
3641  
3642  
3643  
3644  
3645  
3646  
3647  
3648  
3649  
3650  
3651  
3652  
3653  
3654  
3655  
3656  
3657  
3658  
3659  
3660  
3661  
3662  
3663  
3664  
3665  
3666  
3667  
3668  
3669  
3670  
3671  
3672  
3673  
3674  
3675  
3676  
3677  
3678  
3679  
3680  
3681  
3682  
3683  
3684  
3685  
3686  
3687  
3688  
3689  
3690  
3691  
3692  
3693  
3694  
3695  
3696  
3697  
3698  
3699  
3700  
3701  
3702  
3703  
3704  
3705  
3706  
3707  
3708  
3709  
3710  
3711  
3712  
3713  
3714  
3715  
3716  
3717  
3718  
3719  
3720  
3721  
3722  
3723  
3724  
3725  
3726  
3727  
3728  
3729  
3730  
3731  
3732  
3733  
3734  
3735  
3736  
3737  
3738  
3739  
3740  
3741  
3742  
3743  
3744  
3745  
3746  
3747  
3748  
3749  
3750  
3751  
3752  
3753  
3754  
3755  
3756  
3757  
3758  
3759  
3760  
3761  
3762  
3763  
3764  
3765  
3766  
3767  
3768  
3769  
3770  
3771  
3772  
3773  
3774  
3775  
3776  
3777  
3778  
3779  
3780  
3781  
3782  
3783  
3784  
3785  
3786  
3787  
3788  
3789  
3790  
3791  
3792  
3793  
3794  
3795  
3796  
3797  
3798  
3799  
3800  
3801  
3802  
3803  
3804  
3805  
3806  
3807  
3808  
3809  
3810  
3811  
3812  
3813  
3814  
3815  
3816  
3817  
3818  
3819  
3820  
3821  
3822  
3823  
3824  
3825  
3826  
3827  
3828  
3829  
3830  
3831  
3832  
3833  
3834  
3835  
3836  
3837  
3838  
3839  
3840  
3841  
3842  
3843  
3844  
3845  
3846  
3847  
3848  
3849  
3850  
3851  
3852  
3853  
3854  
3855  
3856  
3857  
3858  
3859  
3860  
3861  
3862  
3863  
3864  
3865  
3866  
3867  
3868  
3869  
3870  
3871  
3872  
3873  
3874  
3875  
3876  
3877  
3878  
3879  
3880  
3881  
3882  
3883  
3884  
3885  
3886  
3887  
3888  
3889  
3890  
3891  
3892  
3893  
3894  
3895  
3896  
3897  
3898  
3899  
3900  
3901  
3902  
3903  
3904  
3905  
3906  
3907  
3908  
3909  
3910  
3911

JAN 8 1973

Table 1. Area, Population, Housing, Density for 50, 60, 70.

District		1950	% Change	1960	% Change	1970	% Change 50-70
WP-MC:	Area	2503		2503		2503	
	Population	121828	-23.0	93825	-24.0	71277	-41.5
	Persons/AC	49		37		28	
	Housing	33438	- 6.7	31213	-19.9	25001	-25.2
	Persons/H.U.	3.6		3.0		2.9	
WP	Area	502		502		502	
	Population	32762	-20.0	26206	-21.8	20504	-37.4
	Persons/AC	65		52		41	
	Housing	9126	- 2.3	8913	-20.8	7059	-22.7
	Persons/H.U.	3.6		2.9		2.9	
CH	Area	130		130		130	
	Population	8972	-53.2	4201	-48.2	2177	-75.7
	Persons/AC	89		32		17	
	Housing	2628	-36.2	1677	-48.8	858	-67.4
	Persons/H.U.	3.4		2.5		2.5	
MC	Area	1871		1871		1871	
	Population	80094	-20.8	63418	-23.4	48596	-39.3
	Persons/AC	43		34		26	
	Housing	21684	- 4.9	20623	-17.2	17084	-21.2
	Persons/H.U.	3.7		3.1		2.8	

Note the steady decline in population and housing, especially in CH, and the decline in density and persons/H.U.

Though only 3 districts are listed in WP-MC, I usually found it useful to consider the existence of more. WP and CH were 2. Western MC was one, although it is very <sup>diverse</sup> varied internally. Northeast and southeast MC are 2 more, the area between being confused. Tracts are assigned roughly as follows:

WP: 817, 819, 821, part of 813, 815, 820

CH: part of 805, 806, 807, 808 (814 too small to consider)

In WP, tracts 814 and 821 have experienced rapid demographic shifts in favor of kids (in 821, and absolute increases of 75 in 20-24 and absolute decrease of 60 in 55+). Indicative of this is that they were the only tracts in which the 0-4 group increased. Tract 817 has the largest prop of 0-14, but this was true in 1960 as well; thus the 0-4 group declined and elderly remained fairly constant. Tracts 819 and 820 have low props of kids, high of elderly relative to the district. These facts correlate strongly with racial change.





CH tracts divide clearly between 806 and 808 (many kids, few elderly) and 805 and 807 (the reverse). These differences are extreme. Tract 807, for instance, has 19.7% 0-14 and 38.3% 55+. Tract 806 has 38.4% 0-14 and 17.2% 55+. Tracts 806, 808, and 805 have large housing projects in them. Tract 807 has none. All but tract 806 has lost heavily in population. Tracts 807 and 805 have simply lost families much faster than elderly.

SE MC is characterized by large proportions of children (0-9) and usually adolescents (10-19) and by low props of 55+. This pattern becomes confused to the north of this district. It exists somewhat in 905, not at all in 914, and reverses in 913, 906, 802, 818, and 820.

In NE MC, the pattern of the ~~SE~~ {many kids} emerges even more strongly. Note these statistics.

Table 3. Age Concentrations - Selected Tracts - '60, '70.

	1960				1970			
	0-14		55+		0-14		55+	
	#	%	#	%	#	%	#	%
801	187	25.7	151	20.8	294	39.2	128	17.2
803	1606	36.4	766	17.3	1315	40.0	414	12.6
804	716	35.4	393	19.5	640	52.8	115	9.5

Orchard Park lies in tracts 803 and 804, but dominates the latter more. It has come to dominate each more over the last decade as market housing was lost.

W MC is confused. Tracts and block groups along the clearance for the way show large props of elderly and small of kids. Further from the clearance, the pattern is less marked. The pattern is probably interrupted by the sub-stations.

- MC: 1203, 816, part of 813, 814, 815
- E MC: 801, 803, part of 804 (805 reflects CH patterns closely)
- E MC: 924, 901, 902, 903, 904
- Remainder: 905, 906, 802, 818, part of 820, 913, 914

100

g

#	#	
50.2	1750	5.7
15.3	3550	3.3
27.7	1501	7.5
10.1	8114	0.9
50.4	2048	3.1

1000

MB

#	#	
35.6	1111	1.1
11.0	2011	1.1
31.1	1111	1.1
11.0	1111	1.1
11.0	1111	1.1



## II. Statistical Data

JAN 8 1970

### A. Population

#### 1. Age Groups

The 3 districts in WP-MC all have trends similar to the City. Age groups under 25 increased, except for 75+. All 3 districts had been proportions of kids and smaller proportions of student ages (20-24) than the City in 1970. WP and MC had larger proportions of younger middle-aged (25-44) while CH had larger proportions of older middle-aged and elderly (55+).

Table 2. Planning Districts - Age Concentrations - '60, '70.

1960									
City			WP		CH		MC		
#	%		#	%	#	%	#	%	
-14	171569	24.7	7720	29.5	1276	30.3	19164	30.4	
-24	106397	15.3	3228	12.3	478	11.4	8532	13.5	
-44	172080	24.7	7201	27.5	930	22.1	15904	25.1	
-50	83770	12.0	2714	10.4	484	11.5	6819	10.8	
+	162381	23.3	5345	20.4	1035	24.8	12897	20.4	
1970									
City			WP		CH		MC		
#	%		#	%	#	%	#	%	
-14	152581	23.9	6470	32.9	710	32.6	16856	34.8	
-24	138163	21.5	3487	17.0	335	15.4	8344	17.2	
-44	140072	21.9	5068	24.7	391	18.0	11136	22.9	
-54	65457	10.2	1922	9.4	223	10.2	4601	9.5	
+	144549	22.5	3285	16.0	516	23.8	7660	15.8	

You can classify most tracts in WP-MC along the simple dimensions of having large proportions of kids (low of elderly) or small proportions of kids (high of elderly) and how these props are changing. *potential new construction which exists*. It is questionable whether the variance is the causal factor, esp to the far south in 1203, one of the tracts experiencing little racial change.

#### 2. Racial Description

WP-MC has obviously been an area of heavy racial change. WP and CH experienced the completion of trends already at work (2/3 black in 1960)

1. The first step is to identify the problem or goal. This involves understanding the current situation and what needs to be achieved.

to almost all black in 1970). In MC, the trend had just begun in 1960<sup>AN 8</sup> 1973  
 By 1970, the district percentage of blacks had more than doubled to easily  
 be a majority. In all cases, the proportions in 1970 are far above the City's.

Table 4. Race - WP-MC - '60, '70.

	City		WP		CH		MC	
	#	%	#	%	#	%	#	%
1960	68325	9.8	17790	67.9	2557	60.9	20580	32.5
1970	116334	18	18253	89.0	1726	79.3	33075	68.1

WP was the most black district in 1960 and 1970. In 1970, there is not a block group below 88% black until you reach the southwest corner (tracts 813 and 815), where the prop is still above 60%. There was not such uniformity in 1960, the biggest increases occurring in tracts 813 and 821.

The northern part of CH (tracts 806, 805, BG1 of 807) are the areas most heavily black, all well above 80%; however, this was true in 1960 as well. In the southern half (808, BG2 of 807), the prop of blacks is between 40% and 60%. This represents little change in 807 but a big increase in 808.

SE MC as a unit probably experienced the largest demographic changes in the City, tract 924 being an extreme example. North of this area, the 1970 proportions are less but the increase was big ~~in~~ (905, 906, 914, and 802). In 913 the proportion was small in '60 and '70. In 818 and 820 the proportion was large in '60 and '70 (as in WP).

N MC experienced dramatic increases in the prop of blacks. The final prop in 1970 was large in tracts 803 and 804, much smaller in 801.

W MC shows a black migration to the west and south. The biggest demographic changes occurred in tracts 816, 815, BG2 and 3 of 813. The smallest occurred in tracts 814, BG1 of 813, and 1203.

Table 4. Race - Selected Tracts - '60, '70 - Large Racial Change.

	1960		1970	
	# Black	% Black	# Black	% Black
813	187	16.9	1551	69.0
821	2956	51.0	5205	94.2
808	8	1.8	64	43.8
901	1538	23.2	6036	94.7
902	829	30.7	2315	94.4
904	1943	49.6	1933	79.9
924	105	3.9	2376	85.5
905	501	16.5	1282	53.5
914	45	2.3	672	42.2
803	1444	32.7	2552	77.7
804	425	21.0	1122	92.5

	37573	0.57
	38.9	0.58
	3376	0.00
	41.0	0.00
	409	0.00
1	39.3	0.57
	8103	0.88
1	43.0	1.00

on July 1964  
 in the first of  
 the year

Rela  
 and high  
 1-6 p  
 One  
 City, R  
 to Los  
 mixed  
 table  
 City  
 W  
 CH  
 W  
 1  
 A  
 A  
 a  
 H

### 3. Household Size

JAN 8 1973

Relative to the City, WP and MC have low props <sup>of</sup> to small HH's (<sup>1 and 2</sup> ~~4-2~~ pers) and high props of larger ones (3+ pers). CH, however, has large props of 1 + 6 pers HH's and small props of others.

One pers HH's in all districts increased, as for the City. Unlike the City, props of 2 pers HH's declined in each district. WP was the only tract to lose in prop of 6+ pers HH's, and it only lost slightly. Other trends were mixed.

Table 5. Household Size - WP-MC - '60 and '70.

		1960				1970			
		1 pers	2 pers	3-5 pers	6+ pers	1 pers	2 pers	3-5 pers	6+ pers
City	#	55302	60528	87275	21327	63010	62239	71650	20723
	%	24.6	27.0	38.9	9.5	29.0	28.6	32.9	9.5
WP	#	1503	2466	3376	884	1646	1654	2520	689
	%	18.3	30.0	41.0	10.8	25.3	25.4	38.7	10.6
CH	#	421	372	409	167	204	162	191	79
	%	30.8	27.2	29.9	12.2	32.1	25.5	30.1	12.4
MC	#	3361	4988	8133	2440	3376	3676	5755	2157
	%	17.8	26.4	43.0	12.9	22.6	24.6	38.4	14.4

A first glance at WP reveal what looks to be strange patterns. Proportions of 1 pers HH's are largest in just those tracts that have the largest prop's of kids. Although these tracts (817, 821) contain <sup>city</sup> elderly projects, that fact is not enough. A further explanation may be that in areas of rapid turnover, primary individuals are produced, esp among the elderly of the first population. Note that 2 pers HH's decreased where 1 pers HH's increased <sup>maybe once a person becomes a</sup> ~~once a~~ widow or widower, mobility is greatly decreased?). Also, in tracts with increasing props of kids, large HH's are increasing. In tracts with less kids and less turnover, large HH's are declining, 1 pers HH's are increasing, and 2 pers HH's are decreasing only slightly (819 and 820).

CH seems more rational. Tract 806, with increasing props of kids also increased its prop of 5+ pers HH's and decreased its prop of 1-3 pers HH's. Tracts 805 and 807, by contrast, increased in prop of 1 pers HH's (to 50% in 805!) and decreased in large HH's. Tract 808 is the exception, with increasing props of kids, but also of 1 pers HH's (to 40%!)). Apparently, single elderly have become more numerous in the project in this tract,

... of large young female  
... coming primarily from the  
... (H. ...). Though from  
... of 6-8 ...  
... few ...  
...  
...  
...



perhaps those "left behind" in the face of the pop change that has occurred in tract 808.

JAN 8 1973

SE MC, including tract 905 conforms closely to the many kids/few elderly population analysis. It has the 3 lowest props of 1 pers HH's and 2 of the 3 highest props of 6+ pers HH's. North of this area, as always, the pattern breaks down. Tracts either have low props of 5+ pers HH's or large props of 1-2 pers HH's.

In NE MC, the Orchard Park tracts (803, 804) have large props of large HH's and generally low props of small HH's, especially true in 804. Tract 803 has a fairly high prop of 1 pers HH's, perhaps due to elderly remaining in the project alone (pop. turnover in 804 was more complete). In tract 801, the picture is of large young families replacing all others, and elderly couples probably becoming primary individuals in later life (i.e., only 0-9, 75+ categories increased). Though props of 1 + 2 pers HH's is high, this prop decreased while the prop of 6+ pers HH's more than doubled.

In W MC, the many elderly/few kids analysis of tracts 814, 1203, and BG1 of 813 is supported by very high proportions of small HH's (1-2 pers) and very low prop's of large HH's. This is least true in 1203, a stable area probably containing many elderly couples. In tracts 813, 815, and 816, patterns are mixed, large props of small and large HH's often coexisting, perhaps due to recent construction of subsidized housing.

Table 6. Household Size - Selected Tracts.

1960					1970			
	1 pers	2 pers	3-5 pers	6+ pers	1 pers	2 pers	3-5 pers	6+ pers
820 #	108	206	324	86	102	126	219	53
%	14.9	28.5	44.8	11.9	20.4	25.2	43.8	10.6
821 #	356	795	839	113	555	557	744	160
%	16.9	37.8	39.9	5.4	27.5	17.6	37.0	7.9
805 #	61	44	41	13	31	15	14	3
%	38.6	27.9	25.9	8.2	49.2	23.8	22.3	4.8
801 #	70	70	101	18	67	61	73	42
%	27.1	27.1	39.2	7.0	27.6	25.1	30.1	17.3
804 #	178	145	242	88	71	56	140	69
%	27.3	22.2	37.1	13.5	21.1	16.7	41.7	20.5
814 #	214	219	346	117	205	190	209	49
%	23.9	24.5	38.7	13.1	31.4	29.1	32.1	7.5
904 #	106	201	486	195	106	136	266	138
%	10.7	20.3	49.2	19.7	16.4	21.1	41.2	21.4

In  
crisis  
been  
turn  
pro  
a  
a

JAN 9 1973

## 4. Overcrowding

All districts had more overcrowding than the City and only CH experienced a decreased, like the City.

Table 7. Overcrowding - WP-MC - '60 and '70.

	1960		1970		1970	
	1.01 + pers/rm #	%	1.01 + pers/rm #	%	1.51 + pers/rm #	%
City	17929	8.0	16471	7.6	3930	1.8
WP	726	8.8	601	9.2	105	1.6
CH	183	13.4	77	12.1	17	2.7
MC	2029	10.7	1705	11.4	371	2.5

In WP, the large northern tract <sup>(817)</sup> and southwest area had the highest overcrowding. This area also seems to be where much new subsidized housing has been built. Overcrowding is rising in tracts where the heaviest racial turnover has occurred in the last 10 years.

In CH, overcrowding is high only in tract <sup>806</sup> 896 with the Whittier Street project, the only tract to increase in population. Surrounding desolation and demolition may have made <sup>people that much more dependent on the</sup> the project that much more attractive. <sup>project.</sup>

NE MC had the heaviest overcrowding, all tracts above 15%. This represented an increase in 801 and 804 and a slight decline in 803.

SE MC experienced overcrowding above that for <sup>MC as a whole</sup> all MC and included 2 tracts with overcrowding above 15% ~~(these 2, 907 and 905, also had the highest~~ props of critical overcrowding in WP-MC). Whether tracts increased or decreased in overcrowding was closely tied to amount of racial change; that is, most tracts increased. To the north the same relation to racial change persists but overcrowding is generally less.

In western MC, increasing overcrowding again seems closely tied to racial change. 1970 proportions were generally small relative to MC as a whole.

## 5. Household Relationship

All 3 districts have large proportions of children ("other relatives of

and  
of 'primar'  
larger.  
table 8.

City \_\_\_\_\_  
 WP \_\_\_\_\_  
 CH \_\_\_\_\_  
 MC \_\_\_\_\_

clit

nea

Pop

ch

yc

a

k

4

ad") and small proportions of H-W HH's relative to the City. The proportions of "primary individuals" and "non-relatives" are smaller and of "female heads" are larger.

Table 8. Household Relationship - WP-MC - 1970

	Heads of H-W HH	Fem. Head	Other Relatives	Primary Indiv's	Non-Relatives
City #	102120	31905	257256	76610	24659
%	15.9	5.0	40.2	12.0	3.9
P #	2829	1761	9761	1875	545
%	13.8	8.6	47.6	9.2	2.7
CH #	229	220	1063	261	66
%	10.5	10.1	48.8	12.0	3.0
MC #	6486	3863	24501	3772	1343
%	13.4	8.0	50.4	7.8	2.8

In WP, there is only slight tract variation. Proportion of "other relatives" climbs above 50% in tract 817, which has a lot of kids. High props of female heads is counteracted by low prop of H-W teams in 817, but not in 813 and 821. Pop. analysis showed these tracts to be experiencing pop. turnover and racial change, the only tracts where the 0-4 group was increasing due to influx of young families. The large prop of female heads correlates with instability, and the large number of H-W HH's in addition means that the large prop of kids is scattered among many HH's, reasonable for a young pop. This explains the small median HH size. Primary individuals are highest where there are elderly projects.

In CH, tract 807 is the only one with a higher prop of H-W HH's than female heads. This tract has very low props of kids and probably many older couples (45+). It is, significantly, the only tract not influenced heavily by a housing project. The prop of kids is very high in 806, Whittier Street, while in 808 and 805, the prop of primary individuals is very high.

The most striking thing about SE MC is the large props of kids. Tracts 01-6, 13, 14, 24 all have props of other relatives above 50%. All have relatively low props of "primary individuals" and "non-relatives." Props of H-W HH's and female heads seem to vary inversely from tract to tract, though in no tract but 905 does the prop of H-W HH's drop below 12% (11.9% in 905). Tracts which faced more racial change have the highest prop of female

heads  
Dino C  
Te  
to be  
min  
for  
is  
G

relative to female

female heads. Large

and probably indicate

relative to size

of many individuals

(of course)

female

and



heads (902, 924). Tract 913, which had 14% blacks in 1970, had the lowest prop of female heads and the highest of H-W HH's.

To the west of these tracts, 818, 820, and 802 have statistics similar to WP, whose border they lie on.

In NE MC, all tracts have large props of "other relatives." In 801, the non-project tract, the ratio of female heads to H-W teams is much like that for MC. In 803, the ratio is almost 1:1. In 804, the prop of female heads is over twice that of H-W teams and the prop of "Other relatives" exceeds 60%. This reveals considerable instability in Orchard Park.

In W MC, the tracts along the x-way (814, 1203, BG1 of 813) have large props of H-W teams relative to female heads. In stable tract 1203, the prop is triple that of female heads. Large proportions of elderly and low prons of other relatives probably indicate many elderly couples, esp in 1203, where the prop of primary indiv's is small. In 814 and BG1 of 813, especially the latter, the prop of primary individuals is very large. Tract 815 and BG 2 and 3 of 813 are similar to WP (of course much of them are in WP).

Table 9. Household Relationship - Selected Tracts - 1970.

	Head of H-W HH	Fem Heads	Other Relatives	Primary Individuals	Non-Relatives
817 #	605	416	2529	422	87
%	12.8	8.8	53.5	8.9	1.8
821 #	778	571	2582	608	146
%	14.1	10.3	46.8	11.0	2.6
805 #	13	14	56	32	4
%	9.6	10.3	41.2	23.5	2.9
807 #	73	25	169	62	29
%	14.1	4.8	32.6	12.0	5.6
804 #	83	168	772	73	22
%	6.8	13.9	63.6	6.0	1.8
901 #	942	500	3314	438	182
%	14.8	7.8	52.0	6.8	2.9
902 #	836	298	2290	345	105
%	16.0	5.7	44.0	6.6	2.0

The pro  
significan  
are proce  
one is  
three d's  
text is  
Table 1

Ch  
NP  
O  
NC  
1  
bre  
also  
by

or  
p  
s

1  
1.42  
2.03

For the largest pro  
The p  
and fast pro

among  
the  
the

JAN 9 1973

## 6. Rent/Income Ratio

The proportion of renters who are poor in all these districts is significantly above the Boston prop. Of these, in WP and MC, about the same proportion pays a rent/income ratio greater than .25. In CH, the prop is significantly less (i.e., the poor get a better break). In all three districts, the prop of all renters paying more than 35% of income for rent is higher than Boston's.

Table 10. Rent/Income Ratio - WP-MC - 1970.

City	#	of <5000 income		of all renters		
		%	# >25%	% >25%	# >35%	% >35%
City	64705	41.0	53954	83.4	44218	28.0
WP	2476	46.7	2092	84.5	1714	32.3
CH	359	64.1	265	73.8	187	33.4
MC	5844	50.5	4841	82.8	3923	33.9

In WP, tract 817 has the largest prop of poor and gives them the worst break (90% pay more than 25%). The prop of all renters paying above 35% is also much higher in 817. The best break to poor and to all renters is given by tracts 813 and 821.

CH tracts have very large proportions of poor. They get the worst break on rents, as do all renters, in tract 807, the one non-project tract. The projects, however, are not that good. In tracts 805 and 806, more than 70% of the poor have rent/income ratios greater than .25.

In NE MC, the one non-project tract, 801, gives the best break to poor. Orchard Park has 75% and of its poor paying more than 25% of income for rent. All 3 tracts have 30% of all renters paying more than 35%.

All W MC tracts except 814 have props of poor below the district avr. Tract 814 has a significantly higher prop. Tract 813 has the lowest prop of poor paying greater than 25% of income for rent, but that is still a high, 75%. All western tracts except 814 have a low prop of all renters paying more than 35%.

The  
category  
Table  
813  
811  
807  
801  
811  
1200  
901  
913

1000 - 1000

1000 - 1000 of HH's

1000 - 1000 in the

1000 - 1000 more than in

1000 - 1000 to come from

1000 - 1000 to come

1000 - 1000

1000 - 1000

City  
Land  
Res  
a  
Tal  
Ch  
W  
C  
M

JAN 9 1973

There seems to be no clear pattern in SE MC. All statistics in this category vary significantly.

Table 11. Rent/Income Ratio - Selected Tracts - 1970.

	#	of .-\$5000 income			of all renters		
		%	# >25%	% >25%	# >35%	% >35%	
813	231	43.4	172	74.5	238	25.9	
817	651	54.1	586	90.0	470	39.1	
807	68	64.8	54	79.4	43	41.0	
801	104	52.3	69	66.3	58	29.1	
814	312	63.8	244	78.2	203	41.5	
1203	436	38.7	415	95.2	336	29.8	
901	674	45.6	592	87.8	495	33.5	
913	80	45.7	55	68.8	49	28.0	

### 7. Mobility

The mobility statistics for WP and MC are exactly opposite those of the City. Where the largest prop of HH's in the city were there before 1949, the largest prop in WP and MC moved in in the last 2 years! In CH, stability is less than in the City but more than in WP and MC.

Movers were more likely to come from Boston than they were in the City as a whole and somewhat more likely to come from the South.

Table 12. Mobility - WP-MC - 1970.

		Year Moved In					Origin	
City	#	≤ 1949	1950-9	1960-4	1965-7	1968-Mar '70	Same House	
							City	South
	%	36.2	19.6	14.8	14.5	14.8	49.8	1.9
WP	#	452	645	824	1747	2873	7157	862
	%	6.9	9.9	12.6	26.7	43.9	39.2	4.7
CH	#	70	128	95	180	135	1016	20
	%	11.5	21.1	15.6	29.6	22.2	56.0	1.1
MC	#	1415	1666	2535	3719	5613	19498	1725
	%	9.5	11.1	17.0	24.9	37.5	45.6	4.0

In 1971, the  
arrived in 1971  
next door, the  
from the city  
subsidized  
In 1971  
35% arrived  
from out  
other tr  
in 1971  
Ordered  
the 1971  
less  
BIS, 8  
clear  
tract  
no  
Al  
vit  
ov  
al  
T

...  
...  
... can be linked to ...  
... subsidized ...  
... 1971, 1972, and 1973 ...  
... people to ...  
... about ...  
... ...  
... ...  
... ...  
... ...



In WP, tracts 813, 817, and 821 had the most mobility. In tract 821, 80% arrived in the last 5 years and 2% prior to 1950. Most stable was tract 819, next door, with 57% arriving since 1965 and 11% before 1950. Most movers came from the city, though tracts 815 and 817 had high props from the SMSA. (New subsidized, non-public housing construction there.)

In CH, the most stable tract was easily 807 (the non-project tract), with 35% arriving since 1965 and 47% before 1960. Only a few of 807's movers came from outside the SMSA, whereas the proportions were significantly higher in other tracts.

In NE MC, tract 801 had the least mobility in all three districts. The Orchard Park tracts are much less stable, especially 804. Movers came from the City largely, though in 801 nearly as many came from the SMSA.

Western MC tracts can be ranked in order of decreasing mobility: 813, 815, 814, 1203, 816. New subsidized construction affects 813 and 815. Road clearance exists in 814, 813, and 1203. In this area, the more stable the tract is, the less likely are people to have moved from outside the city.

In SE MC, the southernmost tracts had the most mobility, very small props moving in before 1950 and large props since 1965. Tract 818 is also unstable. All other tracts are less extreme though definitely unstable by comparison with the City. There is no clear pattern to origin of movers, but note that over 20% of movers in tract 905 came from abroad, by far the highest prop in all three districts.

Table 13. Mobility - Selected Tracts - 1970.

		Year Arrived					Origin		
		≤ 1949	1950-9	1960-4	1965-7	1968- Mar '70	Same House	City	South
815	#	54	57	72	168	155	526	335	173
	%	10.7	11.3	14.3	13.3	30.7	28.1	17.9	9.2
821	#	40	175	205	610	986	1801	160	389
	%	2.0	8.7	10.2	30.3	48.9	37.7	3.4	8.2
807	#	21	39	24	19	26	109	31	5
	%	16.4	30.5	18.8	14.8	20.3	23.0	6.6	1.1
808	#	3	8	7	20	25	63	8	18
	%	4.8	12.7	11.1	31.8	39.7	45.3	5.8	13.0
801	#	53	31	70	70	70	200	185	45
	%	20.8	12.2	12.2	27.5	27.5	25.7	23.8	5.8
813	#	39	45	78	246	266	640	21	255
	%	5.8	6.7	11.6	36.4	39.4	39.6	1.3	15.8
816	#	51	69	42	59	89	255	0	25
	%	16.5	22.3	13.6	19.0	28.7	28.9	0.0	2.8
924	#	19	56	141	247	385	876	104	338
	%	2.2	6.6	16.6	29.1	45.4	36.6	4.4	14.1

3.	1811	1.4
10.1	142	0.2
12.3	2130	2.4

out stands out with the  
 and known units and for  
 and for equal of 47  
 own units. These  
 drops of 1-3  
 show only

## 1. Unit Size

All 3 districts have much lower proportions of 1-2 rm units and much higher props of 4-5 rm units than the City. WP and CH have higher props of 3 rm units and lower props of 6+ rm units. The reverse is true for MC.

There were few changes in unit size prop's. WP lost 6+ rm units and gained 1-5 rm units proportionately (1-2% changes). CH gained significantly in 4 rm but lost significantly in 5 rm units. MC experienced only the slightest changes.

Table 14. Unit Size - WP/MC - 1970.

	1-2 rm		3 rm		4-5 rm		6+ rm	
	#	%	#	%	#	%	#	%
City	30579	13.1	36030	15.5	104653	45.0	61141	26.3
WP	285	4.1	1181	16.7	3805	54.0	1789	25.3
CH	17	2.0	142	16.6	575	67.0	123	14.3
MC	573	3.4	2130	12.5	9521	55.7	4854	28.4

In WP, tract 821 stands out with the lowest median unit size; it has relatively many 3 and 4 room units and few of all else. Tract 813 has relatively many 5 room units and few or equal of all else. Tract 817 has relatively many 5 room, 1 room, and 2 room units. Tracts 815, 819, and 820 have large props of 6+ room units and small props of 1-3 room units. There is no clear pattern to these variations and trends show only slight declines (mostly from losses among 6+ rm units).

CH proportions bulge in the middle (4 + 5 rm units, 3 + 6 rm units much less). This is probably due to the heavy influence of the projects. Only tract 807 exceeds 10% 6+ rm units (it has 26.3%). There were slight declines in median unit size, 807 being the only tract to increase. (Tract 806 suffered a very big loss in 5 rm units for same reason.)

The housing project characteristics exist for Orchard Park in NE MC as well (803, 804), but the characteristics are also true of tract 801 to an even greater degree. The last 10 years have seen s strengthening of these characteristics, probably from the demolition of market housing in 803 and 804.

small  
and me  
affect  
fit s  
units  
road  
The  
dec  
Tal

23	23	23
50	50	50
103	103	103
58	58	58
51	51	51
88	88	88
21	21	21
93	93	93

St. Type and

1100

1100

In W MC, the north and south sections have high props of large units (5+) and small props of small units (4-). Central sections, impacted by the road clearance and new construction have smaller median unit sizes. It seems housing demolition affects different unit sizes disproportionately, but which unit sizes are heaviest hit seems to vary greatly. Compare 814 and 816. Tract 816 gained in 5+ room units proportionately. 814 held constant. The latter experienced significant road clearance.

SE MC tends to have larger units, many median unit sizes being at 5.0 or above. There is no pattern to the tract variation. Median size was pretty stable over the decade, experiencing some slight decreases and one significant increase.

Table 15. Unit Size - Selected Tracts - 1970.

	1-2 rm		3 rm		4-5 rm		6+ rm		Median
	#	%	#	%	#	%	#	%	
820	13	2.5	63	11.9	273	51.5	182	34.3	5.0
821	31	1.4	551	26.2	1170	55.8	348	16.6	4.1
806	6	1.4	68	15.2	328	73.2	45	10.0	4.3
807	9	3.8	21	8.6	150	61.7	64	26.3	4.7
801	2	.7	28	9.4	241	81.2	26	8.8	4.4
814	36	4.4	163	19.8	449	54.5	176	21.4	4.6
816	14	3.5	29	7.2	223	55.5	136	33.8	5.1
904	10	1.3	53	6.9	404	52.2	307	39.7	5.2

## 2. Type and Age of Structure

The districts are not similar in category. CH and WP both have much higher props of 5-49 unit structures than the City (and about the same props of 3-4 unit structures). MC, by contrast, has a lower prop of 5-49 unit structures and a much higher prop of those with 3-4 units.

This is reflected in age. CH and WP both have much smaller props of units built before 1940 than the City. MC has a larger proportion. WP easily has the largest prop of building in the last decade.

Table 16. Type and Age of Structure - WP/MC - 1970.

		TYPE				AGE		
		1-2 Units	3-4 Units	5-49 Units	50+ Unit	≤ 39	40-59	60-70
City	#	71535	69213	79429	12229	179391	31876	21139
	%	30.8	29.8	34.2	5.3	77.2	13.7	9.2
WP	#	1794	1924	3187	177	4448	1376	1258
	%	25.3	27.2	45.0	2.5	62.8	19.4	17.7
CH	#	122	261	435	17	489	283	64
	%	14.6	31.2	52.0	2.0	58.5	33.9	7.6
MC	#	3898	8174	4899	97	14039	2545	484
	%	22.9	47.9	28.7	.6	82.3	14.9	2.9

In WP,  
props of 3-  
opposite.  
The tract  
which are  
construct  
In C  
808, re  
are all  
statis  
on st  
5-49

Task shows station  
point of building but  
of more than 500 of  
south of there in  
fact (100) does  
only  
and

str  
has  
to  
3



In WP, there is great variation among tracts. Three tracts have larger props of 3-4 unit structures than 5-49 unit structures, while 3 have the opposite. Tract 817 has by far the highest prop of 1 unit structures (37%). The tracts with the newest house are 813, 15, 17 (no correlation with type), which are the tracts most heavily impacted by urban renewal, new subsidized construction.

In CH, tracts 805 and 807 have relatively older housing, tracts 806 and 808, relatively newer housing. This is a bit strange. Tracts 805, 806, 808 are all dominated by projects, built in 1840, 1953, 1940 respectively, but statistics don't bear this out for 805. The projects exert a clearer influence on structure type. Tract 807 is the only one with a higher prop of 3-4 than 5-49 unit structures.

In NE MC, Orchard Park skews statistics towards big props of 5-49 unit structures and big props of buildings built between 1940 and 1950. Tract 801 has older housing and more than 50% of its units in 3-4 unit structures.

In the entire area south of there in eastern MC, the pattern is similar to tract 801. Only one tract (901) does not have greater props of units in 3-4 than in 5-49 unit structures. Only one tract (924) has more than 10% of its units built after 1950 and only one (906) has more than 15% of its units built between 1940 and 1950.

In west MC, the distinction is between tracts with new subsidized housing and those without. Tracts 814, 816, and 1203 all have old housing (were than 90% built before 1940 in 814 and 1203) and all have more than 50% of units in 3-4 unit structures. Tracts 813 and 815 have some much newer housing (30% built after 1965 in 815) and larger props of units in 5-49 than 3-4 unit structures.

Table 17. Type and Age of Structures - Selected Tracts - 1970.

	813	817	806	807	814	905
1 unit #	70	602	14	45	86	54
%	10.1	37.0	3.1	20.0	10.9	6.9
2 unit #	65	188	19	28	72	122
%	9.3	11.5	4.2	12.4	9.1	15.6
TYPE 3-4 unit #	186	442	112	120	515	428
%	26.7	27.1	24.8	53.3	65.3	54.7

5-45  
50+  
4  
4  
5

1947-1948

At present 18% have

been especially true

of the increased

of the city as a whole

of the city in the

of the city

of the city

5-49 unit #	372	289	298	32	117	179
%	53.5	17.7	66.1	14.2	14.8	22.9
50+ unit #	3	108	8	0	0	0
%	.4	6.6	1.8	0.0	0.0	0.0
≤ 1939 #	423	847	195	209	746	739
%	60.8	53.0	43.2	92.9	94.6	94.4
40-49 #	71	97	76	16	31	37
%	10.2	6.0	16.9	7.1	3.9	4.7
50-59 #	30	65	125	0	8	7
%	4.3	4.0	27.7	0.0	1.0	.9
60-64 #	58	79	46	0	5	0
%	8.3	4.9	10.2	0.0	.6	0.0
65-67 #	112	372	9	0	0	0
%	16.1	22.8	2.0	0.0	0.0	0.0
68-70 #	2	169	0	0	0	0
%	.3	10.4	0.0	0.0	0.0	0.0

JAN 9 1973

### 3. Vacancy and Tenure

VR = Vacancy Rate 00 = Owner Occupant (cy)

All 3 districts have VR's higher than the City's and less 00 than the City. This pattern is especially true of CH, with a 26% VR and only 10.6% 00.

In the last decade, VR increased significantly in CH and MC and only slightly in WP and the City as a whole. 00 remained about the same in WP and the City, increased slightly in MC, and decreased slightly in CH. Single family 00 has declined in all areas.

Table 18. Vacancy and Tenure - WP/MC - 1960 and 70.

	1960				1970			
	VR		00		VR		00	
	#	%	#	%	#	%	#	%
City	14115	5.9	61165	27.3	14791	6.4	59230	27.2
WP	686	7.7	1480	18.0	549	7.8	1175	18.1
CH	309	18.4	172	12.6	223	26.0	67	10.6
MC	1705	8.3	4048	21.4	2119	12.4	3346	22.4

Some tracts stand out in WP. Tract 815 has the only VR significantly above the districts' and the highest 00. Tract 821 has the lowest 00 and the only VR significantly below the districts'. Tract 820 also has much 00. In the last decade, 00 went up everywhere but in tract 817, while VR trends were mixed (significantly up in 815 and down in 821).

CH VR's are high, but tract 807 has the highest by far, probably because the projects in the other tracts are in demand as the market housing around them is abandoned. Trends show big increases in VR. All tracts declined in

00 excep  
exerts  
results  
first.  
In  
not tr  
00 is  
those

00 c  
4%  
801

hi  
(  
b  
e  
:

...  
...  
...  
... (814, 818) ...  
...  
... (808) has much to ...  
... and its ...  
...  
... - 2616 ...

00 except 807. As market housing is eliminated, the 0% 00 of the projects exerts more influence. 00 climbing with VR in non-project tracts probably results from huge absolute housing losses. Rental units are probably abandoned first. 00 has reached 40% in BG1 of 807.

In SE MC and north of there, VR is generally above the district's (this is not true of 818 and 820). In most tracts VR has doubled or more since 1960. 00 is above the district as a whole, except in the southernmost tracts, also those most heavily impacted by racial change (901-2, 924).

The housing loss in NE MC has increased the influence of Orchard Park. 00 declined in tracts 803 and 804. VR declined very much in 804 to end at 4% (almost all market housing demolished) while in increased in 803. Tract 801 increased in vacancy to a high 18% and lost 00.

In west MC, the northern half (814, 816, BG1 of 813, BG1 of 815) have high VR's and all increased significantly since 1960. The southern half (BG 2 and 3 of 813 and 1203) has much lower VR's. Only tract 813 has 00 below that of MC as a whole, and it is very high (about 1/3) in BG 1 and 2 of 815. 00 was up in all tracts.

Table 19. Vacancy and Tenure - Selected Tracts - '60 and '70.

	1960				1970			
	VR		00		VR		00	
	#	%	#	%	#	%	#	%
815	105	9.9	213	22.3	108	17.6	139	27.5
821	99	4.5	229	10.9	84	4.0	226	11.2
806	59	11.8	31	7.1	103	23.0	20	5.8
807	204	25.6	110	18.6	89	36.6	39	25.3
902	48	5.1	137	15.4	142	15.4	119	15.2
904	86	8.0	233	23.6	128	16.5	183	28.3
814	109	10.9	194	21.7	171	20.8	157	24.0
1203	85	4.5	497	27.8	128	7.5	444	28.3

#### 4. Vacancy Status

This statistic will show two main things: the prop of vacant units for sale, for rent, and off the market; how long units have been vacant. WP and MC both have a higher prop of vacant units for sale than the City, while

CH has a  
been dem  
city and  
WF a  
ess the  
her p  
are a h  
The  
the  
perio  
differe  
has  
cert  
2-  
Tab  
C  
W  
C  
C

1000

10001 - 10001 - 2010

	of sale
7-11	.28m @ - 35%
	2
6-10	9.05 35
5-9	0.00
4-8	0.00
3-7	0.00



JAN 10 1973

CH has a lower prop. CH has virtually no units off the market (they've all been demolished), while WP has somewhat smaller prop off the market than the City and MC has a slightly larger prop.

WP and MC both have lower props of for sale units which have been vacant less than 6 mos. CH has virtually no units for sale at all. CH and MC have lower prop of for rent units vacant less than 2 mos than the City, while WP had a higher prop.

These statistics are interesting. The heavy clearance in CH shows up (no units for sale, none off the market, most for-rent units vacant for longer periods). The results of concentrated government programs in WP makes it differ from MC, which has been buffeted "naturally" by social forces. WP has a higher prop for rent and a lower prop off the market (i.e., more formal demolition). Of rental units, a much higher prop have been vacant less than 2 months in WP than in MC.

Table 20. Vacancy Status - WP/MC - 1970.

	For Sale		of sale Vac < 6 mos.		For Rent		of for rent Vac < 2 mos.		Other	
	#	%	#	%	#	%	#	%	#	%
City	546	3.7	278	50.9	10034	67.7	5034	50.2	4246	28.6
WP	25	4.5	5	20.0	393	71.2	225	57.3	134	24.2
CH	1	.5	0	0.0	220	98.7	67	30.5	2	.9
MC	191	9.0	63	33.0	1279	60.4	497	38.9	648	30.6

In WP, comparisons of for sale units among tracts is meaningless because numbers are so small. Prop of units for rent varies inversely with the prop off the market. For rent units prop is low in 815 because almost 50% are off the market. It is high in 813, 820, 821 because few units are off the market. Looking at length of vacancy suggests there is great demand for units in 815 (80% units vacant less than 2 mos); this means that the high prop of off-the-market units does not mean the area is undesirable. Only tract 817 has a prop of units vacant less than 2 mos that is far below the district's. Units are apparently hard to rent there. It also has the second highest prop of units off the market.

There is  
In NE MO  
Influenced  
ent less  
vacant  
In all  
units f  
at trac  
less than  
signific  
ent 1  
In 1  
July 2  
185, 6  
have b  
than 2  
TABLE  
185  
187  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192

State of ...  
than the City.  
(181) has more than 10  
of off the market above the  
not look had in 181, because  
in 2 mos., but in 181, only

Related Tracts

for the

181  
182

There is little tract variation in CH.

In NE MC, there are almost no units for sale. Tract 804, most heavily influenced by Orchard Park, has almost all of its vacant units for rent and vacant less than 2 mos. In 803, with more market housing but losing it, 50% vacant units are off the market and 50% have been vacant less than 2 mos.

In all tracts to the south, including SE MC, only 3 tracts have more than 10 units for sale (818, 902, 903: 90 altogether). The only clear pattern is that tracts with the lowest prop off the market have the highest prop vacant less than 2 mos. Only 907, 905, 906 have props of units off the market significantly above the district avr., and most tracts have had smaller props vacant less than 2 mos. than the City.

In W MC, one tract (814) has more than 10 units for sale (46, 26.9%). Only 2 tracts have props off the market above the district's (815, 44.4% and 816, 61.9%). Things do not look bad in 815, because 80% of the units for-rent have been vacant less than 2 mos., but in 816, only 25% have been vacant less than 2 mos.

TABLE 21. Vacancy Status - Selected Tracts - 1970.

	For Sale		of sale Vac. < 6 mos.		For Rent		of rent Vac. < 2 mos.		Other	
	#	%	#	%	#	%	#	%	#	%
85	--	0.0	--	0.0	59	54.6	49	83.1	49	45.4
87	8	6.8	--	0.0	75	64.1	15	20.0	34	29.1
83	7	5.0	7	100.0	62	44.3	32	51.6	71	50.7
84	--	0.0	--	0.0	13	92.9	11	84.6	1	7.1
86	0	0.0	0	0.0	24	38.1	6	25.0	39	61.9
93	51	16.2	14	27.5	164	52.1	53	32.3	100	31.8
94	3	2.3	0	0.0	76	59.4	29	38.2	49	38.3
94	2	1.9	--	0.0	89	84.0	38	42.7	15	14.2

WP. Trac  
Col  
all co  
seems  
rapid  
being  
V  
high  
of th  
Camp  
Stre  
the  
med  
me  
oc  
su  
M  
i  
t  
P

... lower than in the City of  
and least in gross rent. The  
... a median rent of \$100  
... the desirability of  
... non-protect tract

... City in 1957  
... the ...

JAN 11 1973

WP Tracts

Contract rents are equal to or above the City median, but gross rents are all consistently below it. The northern half of the district (817, 813, 815) seems to have been definitely less expensive in 1960, but it increased more rapidly and pulled even to the southern half by 1970 in gross rents. Rents being asked for units were below the median in every tract.

Values were all lower in 1970 than the City. In 1960, tract 821 had a higher median value but it was the only tract to decline. The southern part of the district had higher values both years.

Campus High Tracts

Rents were much lower than in the City as a whole. Tract 806, with Whittier Street, increased the least in gross rent, the most in contract rent, and was the only tract to have a median rent asked for vacancies much lower than overall median rent. This represents the destruction of market housing.

Tract 807, the only non-project tract had the lowest contract and highest median gross rent.

Values were far below the City in 1970, but there were only 27 owner-occupied single-family houses in the district in 1970, so these figures are suspect.

Model Cities Tracts

Rents in W MC were consistently lower than Boston's median, much lower in tract 814. In addition, all tracts increased less in median rent than the City, except tract 816. Because of road clearance, tract 814 and probably BG1 of 813 are becoming undesirable areas, with demand shifting to tracts like 816, and the subsidized housing in 813 and 815. Demand may be rising in 1203, the only tract where the median rent of vacant units significantly exceeds the overall median.

Values in W MC were less than the City's and increased less.

3/1/73

In NE  
its lack  
ent-is  
nd 804,  
ark in  
apidly  
01 and  
SE  
in 19  
rents  
City  
about  
tha

asked-for rents and

the highest in the street

Values north of the



JAN 11 1973

In NE MC, tract 801 continues its likeness to public housing despite its lack of it. Its median rent parallels Orchard Park's, although contract rent is much lower. Vacant unit rents exceed contract median, unlike 803 and 804, indicating possibly increasing demand. The influence of Orchard Park increased in 803 and 804, as contract rent medians increased much more rapidly than median gross rent. Values were much lower than the City's in 801 and 803, the only tracts with recorded values.

SE MC median gross rents were the highest, almost equal the City's; but in 1960, they exceeded the City's and only increased much less North if these rents were lower but increased more rapidly (still less rapidly than in the City). In both areas, asked-for rents and overall median contract rents were about equal.

Values were easily the highest in the district in SE MC (+ 820) but less than in the City as a whole. Values north of there were much lower.

...: Raci  
terns.  
In W  
the ci  
ere are  
ects w  
ave ove  
But  
in bla  
rese  
the m  
in a  
blac  
in p  
the  
gr

... 10.9% -- 9.1%  
... unusually low prop  
... in kids and decess  
... change where many kid  
... therefore, the only  
... the farthest prop  
... (suppo  
... 35-44  
... 35-44

WASHINGTON PARK - MODEL CITIES

JAN 10 1973

I. Do Areas of AGE CONCENTRATION correlate with

ce: Racial composition and racial change explain a great deal of age patterns. Racial change is perhaps more important.

In WP, all tracts have greater props of kids and smaller of elderly than the City, and WP has 89% blacks vs. the City's 18%. Within WP, however, there are significant age variations unexplained by 70 race levels. The tracts with highest and lowest props of kids (and elderly, vice versa) both have over 90% blacks.

But racial change explains some patterns. The only significant increases in black pop occurred in 813 (16.9% -- 69.0%) and 821 (51.0% -- 94.2%). While these tracts did not have unusually low props in 1960. They (esp. 821) had the most dramatic increases in kids and decreases in 55+. They are leading in a cycle of demographic change where many kids are associated with increasing black pop. They are, therefore, the only tracts where the 0-5 pop increased in prop. They have by far the largest props of 25-34 group. In other tracts, the black pop is as stable and more stable (supported by mobility data) and has grown older (10-15 rather than 0-5; 35-44 rather than 25-34; more elderly).

In CH, racial change has not been dramatic anywhere. 1970 racial props do not explain the decisive split between 806 and 808 (higher kids, lower elderly) and 807 and 805 (lower kids, higher elderly). Racial composition is above 90% in 805-806 and about 50% in 807 and 808. But 806 and 808 are dominated by house projects. (806, with more blacks, has more kids and less elderly than 808). Tracts 807 and 805 have lost 50% and of their housing. Their extremely high props of elderly are probably just those people who have hung on (there may be a sharp distinction in these tracts between white elderly and black families).

The strongest correlation probably exists in MC. In the SE section (924, 901-4), the black pop has increased very rapidly from low props in 1960 and

117

increased  
acial cha  
gnifican  
The m  
ich had  
etting  
nd 914,  
e same  
e less  
Dra  
increas  
erk h  
of kid  
rom  
42.8%  
had  
they  
of  
proc  
the

... 1970 ...  
... 1970 ...  
... 1970 ...

... (913) ...  
... of kids and ...  
... changes ...  
... a ...  
... of ...

increased rapidly (except 0-4 and 25-34 in tracts 903 and 904, where the racial change was least). Age groups above 45 have all decreased and are significantly below the district avr. in 1970.

The middle area of eastern MC is mixed. In tracts like 818 and 820, which had high props of blacks in '60 and '70, a stable pop seems to be getting older (0-9, 25-44 down, 10-19, 45-54 up). Others, like 905, 906, 913, and 914, which had low props of blacks in 1960 and still below 55% in 1970, the same trends exist as in the southeast but the age concentrations in 1970 are less marked.

Dramatic racial change in NE MC (801-4) has probably caused the rapid increase in kids and decrease in elderly. In tracts 803 and 804, where Orchard Park has, the prop of blacks in 1970 is highest, and so is the concentration of kids. In tract 804, dominated by Orchard Park, the prop of blacks rose from 21.0% in 1960 to 92.5% in 1970, and the prop of 0-15 in 1970 was a huge 22.8%.

In western MC, tract 814 and BG1 (813) in the north and 1203 in the south had low and decreasing props of kids and high and increasing props of elderly. They also had the least racial change. (1203 has the smallest prop of blacks of all tracts in 1970.) Tract 816 despite a fairly large increase in the prop of blacks seems to show a stable pop getting older.

#### 4 Size

At first glance HH size does not seem to correlate strongly with pop., a surprising result. Areas of an increasing pop of young and a decreasing pop of elderly, usually also associated with racial change, would seem to shift the median HH size up, creating more large HH's and fewer with 1 and 2 persons. This pattern does not hold. It holds in tracts like 902, 924, 801, and 804, extremely so in 804. (med. HH size 2.5 -- 3.3) but it fails in 901, 903, 904, 803, 805, 807, 813, 821. Other tracts, like 817, did not show strong age concentration change but did increase in HH size.





Some of this variation is explained by abs increase or decrease in pop.

Note these figures.

<u>Tract</u>	<u>% Pop. Change</u>	<u>HH Size</u>	
		<u>1960</u>	<u>1970</u>
801	+ 3.3	2.3	2.4
804	-40.1	2.5	3.3
817	+12.2	2.6	2.7
902	- 9.2	2.5	2.7
924	+ 2.4	2.8	2.9
803	-25.6	2.8	2.7
805	-60.1	1.9	1.6
807	-74.0	2.2	2.1
813	+102.8	2.5	2.5
821	- 4.7	2.4	2.3
901	- 3.8	2.9	2.9
903	-33.7	2.9	2.8
904	-38.3	3.6	3.3

It seems an increase or small decrease in pop makes it more likely that tracts increase in median HH size and vice versa, given growing concentrations of kids. Tract 804, though losing many people, lost them all in one section (the market hous), leaving Orchard Park intact. Tracts 813 and 901, though they did not increase, do not decrease in HH size.

An explanation of this might be that although demographic change may be bringing in large, younger families with kids, the pop loss may be selective among older residents, smaller HH's being the last to leave (single elderly; older childless couples).

#### Vacancy and Tenure

There is some correlation. Areas of heavy racial and age change tend to have a high and increasing VR and low OO. Housing projects depress both these statistics. Correlations with age are probably only significant in that age, vacancy, and tenure all correlate with variables like race and the existence of projects. This will be dealt with more later.

#### Overcrowding

Overcrowding does seem to correlate with high props of kids. The 6 tracts with more than 15% overcrowding are 6 of the 7 tracts with the highest props of 0-14. These tracts also have the only critical overcrowding above 3% (except 913). The 4 tracts with the least overcrowding are 4 of 5 with the

rop of  
as low  
ge Gro  
Hig  
lways  
In  
or din  
are re  
Wheth  
Wheth  
firs  
hit  
Rent  
red  
ray  
run  
be  
i  
80  
d  
1

... of ...  
... of ...  
... of ...

... of no correlation between ...  
... of ... All three ...  
... of ... But there are ...  
... of ... The ...  
... of ...  
... of ...

JAN 11 1973

pop of 0-14 and are 4 of 7 with the highest prop of 65+. Also BG1 of 813  
as lower overcrowding than any tract and very few kids.

### Age Groups

High props of elderly and kids rarely coexist. A look at trends almost  
always shows them varying in opposite directions, sometimes extremely so.

In some cases, 35 seems to be the hinge age, all age groups below growing  
or diminishing and all above doing the opposite. This points out that there  
are rarely high or low props of all middle aged groups (25-34, 35-44, 45-54).  
Whether older middle aged or younger predominates usually corresponds with  
whether older or younger kids predominates.

Thus as demographic change sweeps through the neighborhood, areas it hit  
first can be shown to be stabilizing; the pop growing older, while areas just  
it have very young populations.

### Rent Levels

There seems to be almost no correlation here. There are three tracts with  
median rents at \$120 or above. All three experienced heavy racial change and  
have large props of kids. But there are 10 tracts between \$115 and \$119 which  
run the gamut of age concentrations. The only tracts with median gross rents  
below \$100 (indeed the only ones below \$110, except 802) are either tracts  
with projects or tracts partly lying in Campus High (805, 806, 807, 808, 814,  
803, 804), with the sole exception of 801, which has been heavily affected by  
demolition and clearance like the Campus High tracts.

### Income

Outside of public housing, there seems to be little correlation. In  
Washington Park, tracts with higher props of kids 0-14 have the lowest median  
incomes, but this works nowhere else. Incomes seem to be highest in SE MC  
and WP and lowest in CH.

### Mobility

Mobility correlates with age similarly to the variable of racial change,  
described earlier. Mobility data supports those conclusions in more detail.  
For instance, these are examples of breakdowns of the 0-14 group compared to  
mobility %'s in the last 2 years in SE MC tracts

001  
002  
003  
004  
005  
004

TH  
kids  
HH Re

betw

tra

ext

(as

are

an

th

t

t

x

... and ...  
... and ...  
... (18, 80, 814) ...  
... without children ...  
... "F-heads" ...  
... has some ...  
... passing ...  
... where ...  
... this ...  
... it is ...  
... and ...

JAN 11 1973

	Moved 68-70 %	0-4%	5-9%	10-14%
01	37.1	12.7	13.0	11.5
02	62.9	14.2	11.8	10.4
03	43.7	14.2	14.3	11.2
04	25.2	12.4	14.3	14.2
05	35.1	13.1	13.5	12.9
24	45.4	13.9	13.9	10.6

The more the mobility in the last 2 years, the greater the prop of younger kids relative to older.

#### HH Relationship

There is a strong correlation among many variables. An one is between large props of "other relatives of head" and the 0-14 group (as in tracts 817, 806, 803, 804, 903, 904, and 905). Another strong correlation exists between prop of elderly and primary individuals, esp F prim individuals (as in tracts 805, 806, 808, 802, 814). In 2 tracts (807 and 1203), elderly are apparently in couples without children, inflating the prop of H-@ teams and depressing the props of "F-heads" and "other relatives."

The prop of F-headed HH's has some correlation with the prop of 0-14, but this correlation fails when housing project tracts are not included. Indeed, these tracts are the only ones where the prop of F-heads exceeds or comes near the prop of H-W teams. It seems this prop is more associated with general instability than age concentration. It is true that tracts with less racial change have the lowest props of F-heads relative to H-W teams. This is true whether prop of blacks is high or low but is more marked in those tracts where it is low (906, 913, 1203), which have a longer history of stability.

#### II. Do areas of low or high 00 correlate with:

Vacancy, Housing Loss

Structure Type: (Look more closely at 1 and 2 unit structures) With 00 measured as a prop of units rather than of structures, structure type explains a great deal of the variation of 00. In WP, the 3 tracts where the prop of 5-49 unit structures exceeds the prop of 3-4 unit structures include the 2 lowest props of 00 (tract 815 is an exception). In CH, the one tract (807)

lowered due to urban renewal  
these actions will be taken  
a better measure, since  
In WP, the 3 tracts  
In CH, the 3 tracts  
also with 3 tracts  
increases the impact of  
the 3 tracts with 3  
the 3 tracts with 3  
the 3 tracts with 3



JAN 11 1973

with a higher prop of 3-4 unit than 5-49 unit structures has by far the most 00. In MC, those tracts with more large structures (5-49 units) have the lowest 00. (803, 804, 813, 902) again excepting 815. The above is true even when public housing tracts are included, but it should be noted that, with the exception of 821 and 902, all tracts with a higher prop of 5-49 than 3-4 unit structures have some subsidized housing in them, which, of course, have little 00.

The exception of tract 815 suggests another correlation, with vacancy. In WP, tract 815 has the most 00 despite its prop of large buildings. It also has twice the VR of any tract in WP, and a look at the status of these vacant units shows none for sale and almost 50% off the market. In areas where housing is being pulled off the market due to urban renewal, the road, etc., probably the most resistant to these actions will be owner occupants. Thus 00 will rise with VR. Housing loss is a better measure, since vacancy rate will decline as vacant housing is demolished. In WP, the 3 tracts losing the most occupied units have the highest 00. In CH, the tract losing the most housing has the most 00, but the other 3 tracts, also with big housing losses, have little 00 because demolition simply increases the impact of the housing projects there. In MC, outside of public housing, the 5 tracts with the largest housing losses include 4 of the 7 tracts with the highest 00. In all 5 of these tracts, more than 50%. The reverse case (low house loss and lower 00) can be made, too.

#### Race

There is a correlation between racial change (not racial prop) and low 00. In WP, the 2 tracts with the biggest racial change have the least 00. CH is heavily public housing. In MC, 5 of the 6 non-public housing tracts with the least 00 have the most significant racial change (801, 813, 901, 902, 924). One questionmark in this correlation is the fact that 00 has changed little since 1960 in these 5 tracts, whereas the sudden racial change should have caused a decline.

11-1

to relation seems to work out  
with high 00.

Do VACATION RATE

relation.

conclude

for that much of the

to work, about 100

at the time of

### HH Size

JAN 11 1973

There seems to be little correlation here, using either median HH Size or change in the median.

### Unit Size

In WP, there seems to be a correlation. The three tracts with the most 00 have the highest median unit size. In west MC, the 3 tracts with the most 00 have the highest median size. In SE MC, the correlation does not hold. I don't think this is a significant correlation.

### Rent Levels

There is no clear correlation, partly because median rents are so close in all neighborhoods.

### Income

Like unit size, the correlation seems to work outside SE MC (901-24). High income correlates with high 00.

### III. Do VACANCY RATES correlate with:

Structure Type: No correlation.

Age of Structure: Insignificant correlation.

Overcrowding: Intuition might say that much overcrowding in an area should be accompanied by low vacancy and vice versa. The block groups in 813 tract 804, 805, 807 follow this pattern. What may disrupt this pattern is the presence of many vacant units not being rented or sold. These units contribute to vacancy rate but don't satisfy the demand for housing. Tracts 815, 904, and 905, among others, are in this category. The following table gives comparisons:

<u>Tract</u>	<u>Overcrowding</u>	<u>VR</u>	<u>% "Other" Vacant</u>
813 BG1	5.5	18.0	
BG2	13.1	6.3	16.9
BG3	10.6	9.5	
804	18.5	4.0	7.1
805	6.4	21.3	0.0
807	7.1	36.6	0.0
815	11.5	17.6	45.4
904	16.9	16.5	38.3
905	16.4	15.1	49.6

1940-1941

1941-1942

This correlation works somewhat  
S in WP, have props of close with  
are less than the district  
tracts with high VP (12)  
work at all for the statisti  
than 25.

UNIT SIZE correlation

should be

Note that what intuition says may be the special case for these districts. Areas where overcrowding is high and vacancy low are areas where heavy demolition has occurred. All these areas be near the proposed road and/or in the urban renewal district. The non-for-rent vacant units are being created; they're just also being destroyed. These areas also have subsidized housing in them.

RACE: No significant correlation.

MOBILITY: No significant correlation. This is at least partly due to the fact that mobility is high in every tract. There is little differentiation.

RENT LEVELS: No correlation.

INCOME: No correlation.

Rent/Income Ratio: This correlation works somewhat. All tracts with VR's below 10%, except 2 in WP, have props of those with rent/income ratios greater than 35 which are less than the district avr. This does not work when looking at tracts with high VR's (15%+).

Correlations don't work at all for the statistic show prop of poor with rent/income ratios greater than .25.

#### IV. Does UNIT SIZE correlate with:

HH Size: A ratio of unit size/HH size should remain fairly constant if there is a good correlation (large units exist where large HH's exist and vice versa).

The ratio of median unit size/median HH size varies over a fairly large range (1.30 to 2.44) but most values are clustered between 1.70 and 2.00, so the ratio is fairly constant actually. These figures parallel the overcrowding statistics. The 6 tracts with ratios below 1.70 include 4 of the 6 tracts with overcrowding greater than 15%. The 5 tracts with ratios over 2.0 all have overcrowding under 10%.

V. Do RENT LEVELS correlate w

It is much subsidized new construction. In fact, this is public housing, but it is newer program as in between low median gross rent a rent in these areas is. Multiple vacancies tend to be subsidized units of



On the assumption that overcrowding is likely to be much greater among large HH's, the ratio of 6+ room units/6+ person HH's is important. This ratio varies over a much larger range (.49 to 4.27) and explains some of what the ratio of medians missed. For instance, in tracts 806 and 801, the other 2 tracts with overcrowding above 15%, the ratio of medians is normal but the ratio of large units/large HH's is under 1.0, in each case. In tracts 902 and 924, with normal overcrowding but with ratios of medians below 1.70, the ratio of large units to large HH's is near the MC average.

What is interesting about each ratio is that large ratios are more often the result of relatively small props of large HH's (or small medians) rather than large props of large units (or big medians).

#### V. Do RENT LEVELS correlate with:

Structure Age: There is much subsidized new construction in all these districts. In some cases, this is public housing built in the 40's and 50's, and in some cases it is newer programs used in the 60's. A correlation emerges in these tracts between low median gross rent and relatively new (post 1940) buildings. The asking rent in these tracts is generally lower than the median rent, suggesting that rentable vacancies tend to appear in the subsidized units, either due to new subsidized units or demolition of market units.

In tracts without subsidized housing (all of SE MC and tract 1203), the housing stock tends to be older (usually above 80% built before 1940, almost nothing after 1950) and the rents tend to be higher (although rents are not a great deal higher than WP tracts with newer subsidized housing).

Structure Type: Subsidized housing tends to be in structures with more than 4 units and it tends to have lower rents.

There don't seem to be any other correlations.

Values: Values do not show a close correlation with rent levels, partly due to the amount of public housing, partly due to the greater range of values

Table 1 (Continued)

Does OVERCROWDING correlate with

strong correlation. See IV.

proportions or racial composition

Loss of occupied units

in housing, 1901-02

in 3 tracts with the most

percentage housing loss

in 1901-02

JAN 16 1975

and partly due to how small is the set of 00 single-family homes in some tracts.

While values vary much more in 1970 than do rents, they have been much less volatile than rents over the last decade. In all but one tract (816), values had a lower proportional increase than rents, usually much lower. Tract 816 suffered an absolute decrease of owner-occupied single-family homes of 79% in the last decade and can be discounted, usually, where median rents increased the most, median values increased the least.

Mobility: In tracts with no subsidized housing, there is some correlation between the prop moving in the last 2 years and the rent levels (vary directly). The 3 tracts with the most mobility in the last 2 years have the highest median rents (within SE MC).

#### VI. Does OVERCROWDING correlate with:

Unit Size/HH Size: Strong correlation. See IV.

Race: Neither racial proportions or racial change correlates significantly with overcrowding.

Housing Loss: The percentage loss of occupied units correlates with overcrowding in tracts with no subsidized housing (901-6, 913, 914, 924, 818, 820, 1203; i.e., mostly SE MC). The 3 tracts with the most overcrowding are 3 of the 5 tracts with the highest percentage housing loss. The 6 tracts with the most overcrowding are the 6 with the highest percentages.

High Rent/Income Ratio: The relationship to look for is overcrowding in tracts where good breaks are given to poor people in the form of a low rent/income ratio (and vice versa). The proportion of poor paying a ratio greater than .25 varies from 65% to 95% in different tracts. Of 14 tracts with proportions over 80%, 9 have overcrowding under 11% and 13 have overcrowding under 13%. Of 13 tracts with proportions under 80%, 6 have overcrowding over 15% and 9 have overcrowding above 11% (3 of the remainder are in CH, where the prime

11

1. Does RENT/INCOME RATIO correlate

with unemployment, either with rents

or with public housing?

median rents.

about up around 115 or more, but

only 80% (12 of 15 cases)

of paying a high rent/income

of poor in the past (at

to not poor again

JAN 16 1972

reason for a low rent/income ratio is because noone would want to live in these decimated areas).

HH Type: Proportion of "other relatives" (mostly kids) correlates strongly with overcrowding. The 6 tracts with the most overcrowding are 6 of the 8 with the highest prop. of "other relatives."

In all tracts where the prop of primary individuals is above 10.5%, the overcrowding is under 10%.

Rent levels: Look at Rent/Income Ratio vs. overcrowding and Rent/Income Ratio vs. rent levels.

#### VII. Does RENT/INCOME RATIO correlates with:

Race: No significant correlation, either with racial proportion or racial change.

Rent Levels: In areas where there is public housing, the rent/income ratios are low along with the median rents.

When the median rent gets up around \$115 or more, the proportion of poor paying more than 25% climbs above 80% (12 of 15 cases). Despite a high median rent, the proportion of poor paying a high rent/income ratio remains low if there is a smaller proportion of poor in the tract (as in 904 or 913). Despite a low median rent, the proportion of poor paying a high rent/income ratio may be large if the rents have been going up rapidly (as in tracts 817, 802, 816, and 906).

Income: High median incomes correlate strongly with low prop of all renters paying more than 35% of income for rent and vice versa.

Note that the prop of all renters (not just poor) paying more than 35% of income for rent is a statistic that correlates almost exactly with the prop of poor. The 10 tracts with the highest prop of all renters paying more than 35% of income for rent include 10 of the 14 tracts with the largest prop of poor

11/1



JAN 16 1973

(the other 4 tracts have housing projects).

This makes this statistic much less useful than just considering the poor alone.

HH Type: No strong correlation.

Unit Size: There is a strong correlation, esp in tracts with no subsidized housing between large median HH size and low props of all renters paying more than 35%. By implication, large families tend not to be poor, since good breaks for all renters correlate with low props of poor.

Mobility: There is some correlation between many poor paying more than 25% and many people moving in the last 5 years. The 14 tracts with more than 60% of units occupied by movers in the last 5 years include 10 of the 14 tracts with props of poor paying more above 80%.

HH/8



B6SR WM

Washington Park

Wash. Park-Model Cities

Wa

1973

DATE

ISSUED TO

100-4177-1220

100-4177-1220

100-4177-1220

100-4177-1220

100-4177-1220



